

**DEED OF GIFT**

ROBERT R. BYRD, ET UX,

GRANTORS

TO

DAVID BYRD, ET UX,

GRANTEES

FOR AND IN CONSIDERATION of the love and affection that we have for the Grantees herein, We, ROBERT R. BYRD and wife, LOIS J. BYRD, do hereby give, convey and warrant unto DAVID BYRD and wife, RHONDA BYRD, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Part of the Southeast Quarter of the Southwest Quarter of Section 16, Township 1 South, Range 5 West, DeSoto County, Mississippi, being 0.69 acres, more or less, and more particularly described as follows:

Commencing at a cotton-picker spindle in the centerline of State Line Road at the southwest corner of the David Byrd property and described in Deed Book 427, Page 795 as being 2120.64 feet east and 26.44 feet north of the southwest corner of the southwest quarter of said Section 16; thence run North 16°20'34" West a distance of 160.56 feet along the west line of said David Byrd property and generally along the center of a shared driveway to a chisel mark on a concrete driveway and the Point of Beginning of the herein described tract of land; thence run North 19°34'06" West a distance of 302.87 feet generally along a gravel drive to a 5/8-inch iron bar; thence run North 88°34'14" East a distance of 158.90 feet to a 5/8-inch iron bar in a barbed-wire fence on the west line of said David Byrd property; thence run South 00°14'47" West a distance of 252.32 feet along said David Byrd west property line and generally along said barbed-wire fence to a 1/2-inch iron bar; thence run South 56°40'53" West a distance of 67.40 feet along said David Byrd west property line to the Point of Beginning and containing 0.69 acres, more or less. Bearings are based on true north as determine by solar observations and the bearings described within the conveyance to David Byrd as recorded in Deed Book 427, Page 795. The above description was written from and is hereby reference to a plat of survey by Wages Surveying Company dated November 19, 2006.

This conveyance is subject to the reservation of an Ingress/Egress Easement allowing Grantors access to their property north of subject tract. Said easement shall be a non-exclusive easements described as follows:

Ingress/Egress Easement

Part of the Southeast Quarter of the Southwest Quarter of Section 16, Township 1 South, Range 5 West, DeSoto County, Mississippi, being a 20-foot wide Ingress/Egress Easement and the centerline more particularly described as follows:

Beginning at a cotton-picker spindle in the centerline of State Line Road at the southwest corner of the David Byrd property and described in Deed Book 427, Page 795 as being 2120.64 feet east and 26.44 feet north of the southwest corner of the southwest quarter of said Section 16; thence run North 16°20'34" West a distance of 160.56 feet along the west line of said David Byrd property and generally along the center of a shared driveway to a chisel mark on a concrete driveway; thence run North 19°34'06" West a distance of 302.87 feet generally along a gravel drive to a 5/8-inch iron bar and the end of the herein described 20-foot wide Ingress/Egress Easement. Bearings are based on true north as

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determined by solar observations and the bearings described within the conveyance to David Byrd as recorded in Deed Book 427, Page 795. The above description was written from and is hereby referenced to a plat of survey by Wages Surveying Company dated November 19, 2006.

WITNESS our signatures this the 24<sup>th</sup> day of July, 2007.

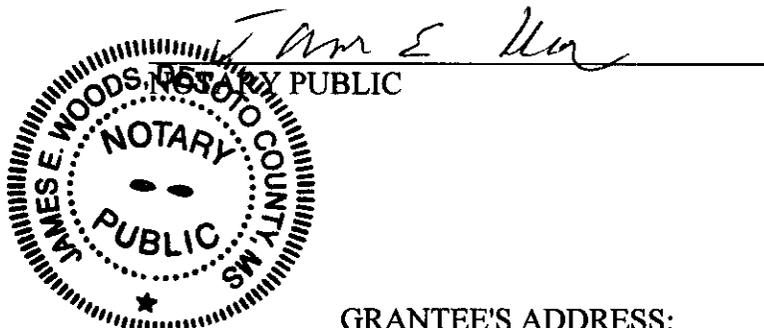
Robert R Byrd  
ROBERT R. BYRD

Lois J Byrd  
LOIS J. BYRD

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 24<sup>th</sup> day of July, 2007, within my jurisdiction, the within named ROBERT R. BYRD and wife, LOIS J. BYRD, who acknowledged that they executed the above and foregoing instrument.



My Commission Expires:

7-19-11

GRANTORS' ADDRESS:

14290 State Line Rd.  
Olive Branch, Ms. 38654  
HOME PHONE: 662-895-4361  
WORK PHONE: \_\_\_\_\_

GRANTEE'S ADDRESS:

14400 State Line Rd  
Olive Branch, Ms. 38654  
HOME PHONE: 901-556-4216  
WORK PHONE: 901-356-4216

PREPARED BY AND RETURN TO:

JAMES E. WOODS  
WATKINS LUDLAM WINTER & STENNIS, P.A.  
P. O. Box 1456  
Olive Branch, MS 38654  
(662) 895-2996

00931.28524